



PLANNING COMMISSION SUMMARY OF ACTIONS

This does not represent an official transcript of the Planning Commission Meeting and is subject to minor change.

KAD

June 15, 2005

Page 1

PRESENT: Commissioners Byers, de la Fe, Hall, Hart, Koch, Lawrence, Lusk, Murphy, Wilson

ABSENT: Commissioners Alcorn, Harsel, Hopkins

//

The meeting was called to order at 8:24 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Byers announced his intent to defer the public hearing on 2232-V04-16, Fairfax County Park Authority, from Thursday, June 16, 2005, to Thursday, July 14, 2005.

//

Commissioner Lawrence MOVED THAT THE DECISION ON 2232-P05-3, FAIRFAX COUNTY PARK AUTHORITY, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 14, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

//

Commissioner Lawrence MOVED THAT THE DECISIONS ON RZ 2004-PR-024 AND FDP 2004-PR-024, ANTHONY DEVELOPMENT LIMITED, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 14, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

//

Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ 2004-SP-002, SAM H. CHUNG AND SONG H. CHUNG, BE DEFERRED TO A DATE CERTAIN OF JULY 21, 2005.

//

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

//

Commissioner Murphy announced his intent to defer the joint public hearing on PCA 87-P-052-02, FDPA 87-P-052-02, PCA 84-P-007-03, and FDPA 84-P-007-03, EYA Development, Incorporated, from Thursday, June 15, 2005 to Wednesday, July 13, 2005.

//

Chairman Murphy thanked the Planning Commissioners, staff members, and their families who volunteered at the Commission soda stand at the Celebrate Fairfax! Fair last Friday, June 10th, through Sunday, June 12th.

//

Chairman Murphy commended Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), for designing the backdrop for the DPZ exhibit at the Celebrate Fairfax! Fair. He said it was a great exhibit that provided hands-on activities for children.

//

Commissioner Hall recognized Roy Lounsbury for his long-term participation on the Mason District Land Use Committee and involvement in the Area Plan Review cycles. She noted that she and citizens appreciated his many contributions to the Mason District.

//

RZ 2004-MV-020 - GUNSTON CENTER LLC (Decision Only)
(Public Hearing held on June 2, 2005)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2004-MV-020, SUBJECT TO THE PROFFERS DATED JUNE 15, 2005, AND SUBJECT TO THE APPROVAL OF EXPANSION OF THE APPROVED SEWER SERVICE AREA AND APPROVAL OF OUT-OF-TURN PLAN AMENDMENT, S05-IV-LP1.

Commissioners Wilson and Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHEASTERN AND NORTHEASTERN PROPERTY LINES OF PARCEL 41, IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioners Wilson and Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHEASTERN AND NORTHEASTERN PROPERTY LINES OF PARCEL 41.

Commissioners Wilson and Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM LOT WIDTH REQUIREMENT ON BOTH PARCELS, IN ACCORDANCE WITH SECTION 9-610 OF THE ZONING ORDINANCE.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY FOR PARCEL 41.

Commissioners Wilson and Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

//

CDPA 82-P-069-07 - THE PETERSON COMPANIES, LC (Springfield District) (Decisions Only)
FDPA 82-P-069-06-8 - THE PETERSON COMPANIES, LC " "
FDPA 82-P-069-11-3 - THE PETERSON COMPANIES, LC " "
(Public Hearing held on May 12, 2005)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECONSIDER, FOR PURPOSES OF CLARIFICATION, ITS ACTIONS AT THE MEETING HELD ON THURSDAY, JUNE 2, 2005, SPECIFICALLY RELATED TO THE PETERSON COMPANIES, LC, APPLICATIONS FDPA 82-P-069-06-8, FDPA 82-P-069-11-3, AND CDPA 82-P-069-07.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-06-8, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 31, 2005, AND SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS OF CDPA 82-P-069-07.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-11-3, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 31, 2005, AND SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS OF CDPA 82-P-069-07.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

Commissioner Murphy MOVED, IN REFERENCE TO CDPA 82-P-069-07, THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF BOTH THE WAIVER OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS BETWEEN THE ON-SITE USES AND ALONG THE SOUTHERN PORTION OF THE SITE.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

//

RZ 2004-MV-035 - LEANDER MCCORMICK-GOODHART, HENRIETTA MCCORMICK-GOODHART BURKE

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON RZ 2004-MV-035, TO A DATE CERTAIN OF JUNE 29, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

//

FDPA 86-S-083-3 - DAVID A. DISANO AND CAROL S. DISANO (Sully District)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 86-S-083-3, DAVID A. DISANO AND CAROL S. DISANO, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 24, 2005.

Commissioners Lawrence and Hall seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

//

ZONING ORDINANCE AMENDMENT (BALL CONTAINMENT FENCING)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THE ZONING ORDINANCE AMENDMENT TO ALLOW CONTAINMENT STRUCTURES FOR CERTAIN OUTDOOR SPORTS AND RECREATION USES, TO A DATE CERTAIN OF JUNE 29, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Lawrence and Lusk seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

//

RZ 2005-MA-005 - GOODWIN HOUSE INCORPORATED
SEA 84-M-088 - GOODWIN HOUSE INCORPORATED

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-MA-005, SUBJECT TO THE PROFFERS DATED JUNE 15, 2005.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 84-M-088, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 15, 2005.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION TO TRANSITIONAL SCREENING ON THE NORTHERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT; MODIFICATIONS TO THE BAILEYS CROSSROADS STREETSCAPE STANDARDS IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT; AND A MODIFICATION TO ALLOW THREE LOADING SPACES INSTEAD OF FIVE.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

//

FDPA 81-M-092 - RICHARD G. WARGOWSKY, TRUSTEE

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 81-M-092, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 1, 2005.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, Harsel, and Hopkins absent from the meeting.

//

The meeting was adjourned at 9:22 p.m.
Peter F. Murphy, Jr., Chairman